

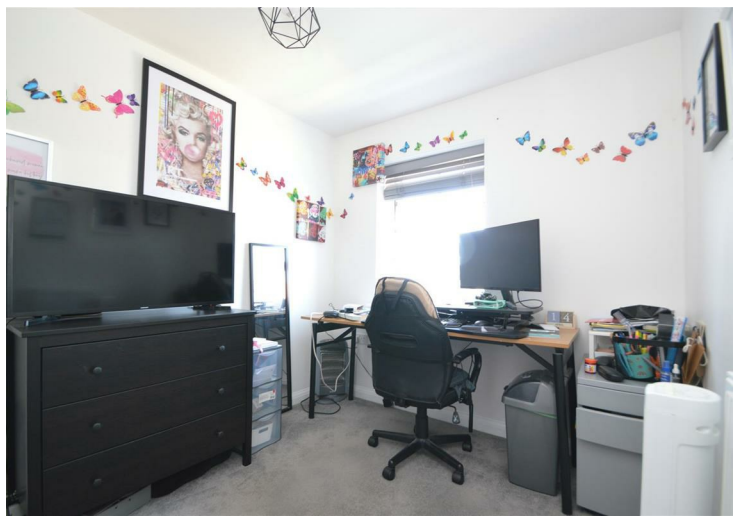
eastcowes@wright-iw.co.uk

wright
estate agency



£249,995

85 Captains Parade, East Cowes, Isle of Wight, PO32 6GU





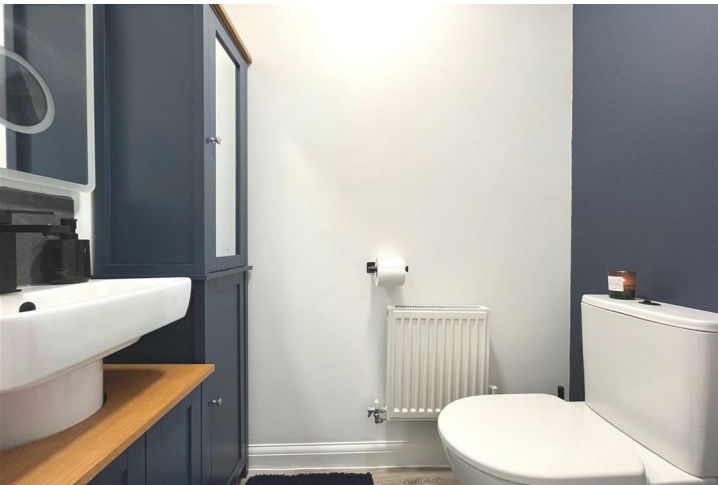
This very well presented terraced family home is situated within a traffic free location on the popular Hawthorn Meadows estate and boasts a good size garden, off road parking for 2 cars and within walking distance of Queensgate Primary School.

This modern home comprises of a welcoming hallway, cloakroom WC, lounge/ dining area with full height glazed bay with French doors that open out into the garden, smart kitchen with ample units, three bedrooms and family bathroom. Additional attributes include the remainder of the NHBC guarantee, rear garden with patio area, artificial lawn area and gated access leading to the off road parking.



This is a good opportunity to acquire a lovely family home in the coastal resort of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Hallway

Cloakroom wc 5'7" x 3'0"

Lounge/ diner 19'2" x 13'8"

Kitchen 9'9" x 6'9"

First floor - Landing
Boarded loft with loft ladder

Bedroom 1 11'8" x 10'6"

Bedroom 2 7'7" x 9'6"

Bedroom 3 9'3" x 5'10"

Shower room 7'1" x 5'6"

Outside
The enclosed west facing rear garden comprises a sunny patio area, artificial lawn and timber shed. There is also gated rear access that leads to the two allocated parking spaces.

Parking
The property boasts two allocated parking spaces located to the rear of the property.

Council Tax
Band C

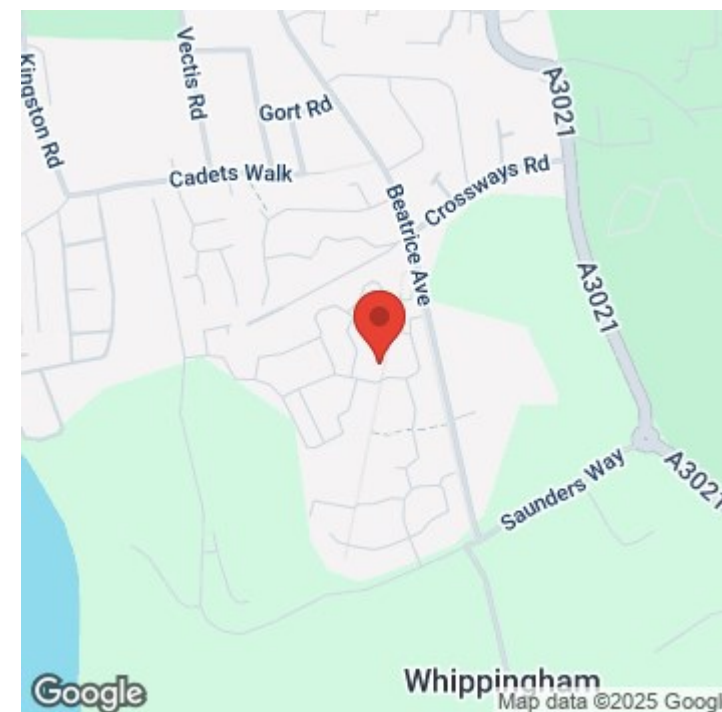
Additional Information
Freehold
Communal Areas service charge £300.00 per annum

Services
Mains water, drainage, electric and gas`

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
 estate agency